



5 Bridge Street, New Tupton, Chesterfield, S42 6BT

Offers Around £274,950

- Detached Family Home
- Two Reception Rooms
- Family Bathroom
- Ideal Family Home!
- Convenient Location
- Fitted Kitchen inc Integrated Apps
- Gardens to Front & Rear
- Well Presented Throughout
- THREE Bedrooms, X1 En Suite
- Driveway & Single Garage

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A Spacious & Modern Family Home in the Heart of New Tupton!

Situated in this sought after area of New Tupton, this charming detached property offers the perfect balance of space, comfort, and modern living. Thoughtfully designed and extended, it provides versatile accommodation that is ideal for families or anyone seeking a well-proportioned home.

The bright and airy interior includes; welcoming entrance hall, comfortable lounge, dining room with French doors opening onto the rear garden, modern fitted kitchen with integrated cooking appliances and dishwasher, convenient downstairs cloakroom/WC, first floor master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom.

Externally, the property features a driveway with parking for up to three vehicles, a single garage, and a beautiful south-facing rear garden. The garden is mature, private, and perfect for family life, complete with a lawn, block-paved patio, attached shed/store and fish pond with Koi.

Additional benefits include solar panels, a Hive heating/thermostat system, EV charging point, and a security alarm system.

Well placed for local amenities and within easy reach of Chesterfield and surrounding areas, this home offers excellent connectivity for both families and professionals.



Council Tax Band: D



Entrance Hall

Lounge

17'4" x 12'5"

Dining Room

16'7" x 7'10"

Kitchen

16'8" x 7'2"

WC Room

First Floor Landing

Master Bedroom

12'1" x 8'5"

En Suite

6'11" x 4'5"

Bedroom

9'3" x 9'1"

Bedroom

8'6" x 6'10"

Bathroom

6'2" x 6'1"

Garage

17'7" x 8'2"

Solar & Hive System

We are informed of the following regarding the solar and heating system;

Solar panels – paid for and generating quarterly FIT payments

Solar power diverter - automatically heats the hot water when sunny & no other demand on power

EV charger – also linked to solar panels

Hive Wi-Fi controlled heating / water

Gas central heating – with hot water cylinder (not combi)

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and

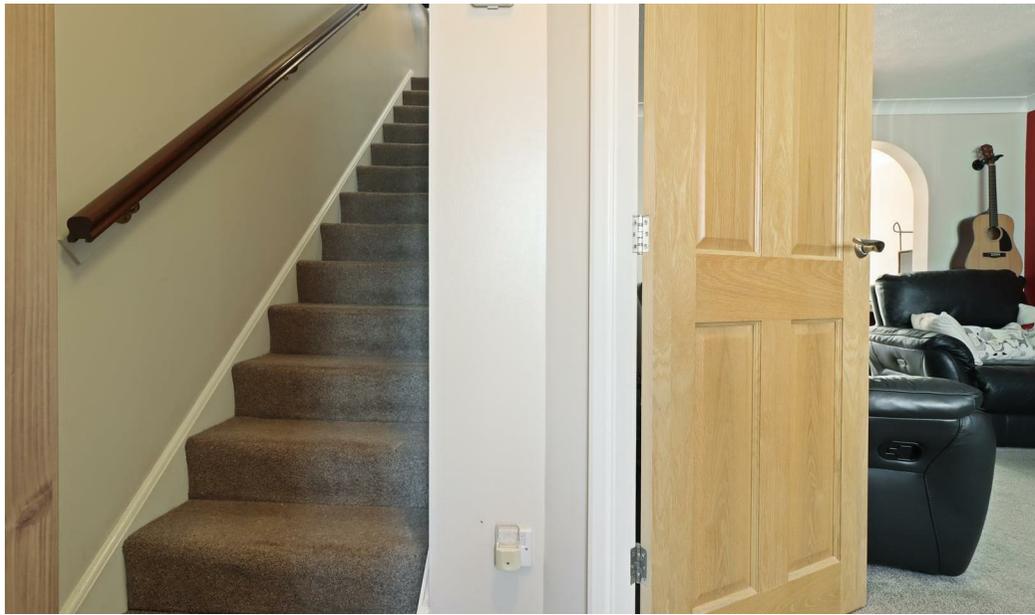
solicitors, as well as firms in property, insurance, investment and general finance.

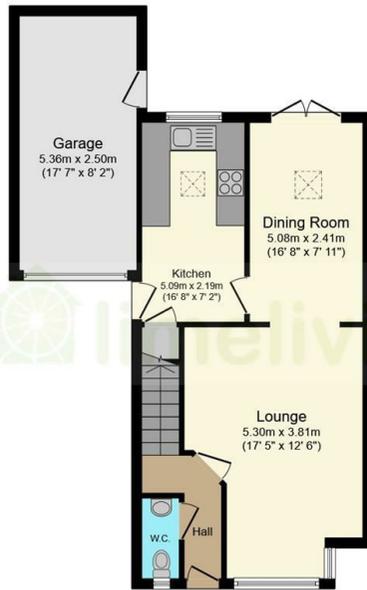
We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.







Ground Floor

Floor area 58.2 sq.m. (626 sq.ft.)

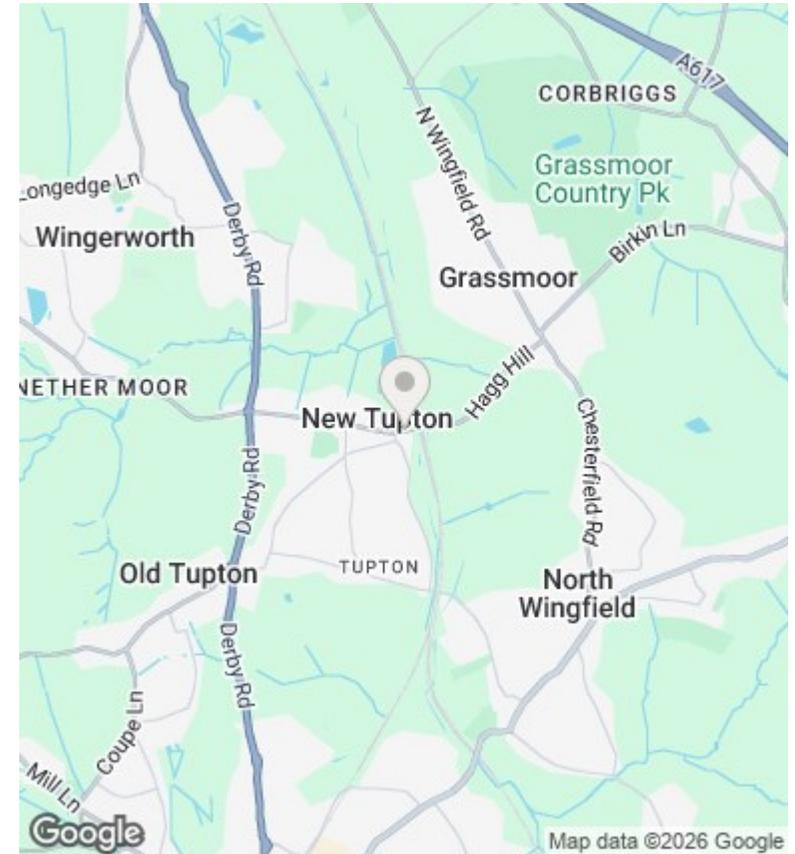


First Floor

Floor area 37.0 sq.m. (398 sq.ft.)

Total floor area: 95.1 sq.m. (1,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	